

023.A

0005

0039.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

594,600 / 594,600

USE VALUE:

594,600 / 594,600

ASSESSED:

594,600 / 594,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		HENDERSON ST, ARLINGTON

OWNERSHIP	Unit #:	39
Owner 1: BANERJEE AYAN		
Owner 2: KUIPER EMILY		
Owner 3:		

Street 1: 39 HENDERSON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER		
Owner 1: BROWN EDWARD A & -		
Owner 2: PALINSKI KATHLEEN O -		
Street 1: 39 HENDERSON ST UNIT 39		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION		
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Vinyl Exterior and 1362 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 2 Bdrms.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8109																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	594,600			594,600			
Total Card		0.000	594,600			594,600	Entered Lot Size		
Total Parcel		0.000	594,600			594,600	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	436.56	/Parcel: 436.5	Land Unit Type:		

Total Card / Total Parcel
594,600 / 594,600
594,600 / 594,600
594,600 / 594,600



Patriot Properties Inc.

!15712!

PRINT

Date

Time

12/11/20

05:23:58

LAST REV

Date

Time

02/06/20

10:30:25

jorourke

15712

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BROWN EDWARD A	73285-223	2	9/16/2019		689,900	No	No	
CARNEY JOHN A,	53750-547		10/29/2009		380,000	No	No	

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Result	By Name
2/6/2020	SQ Returned	JO Jenny O	
5/15/2018	Measured	DGM D Mann	
4/8/2010	NEW CONDO	BR B Rossignol	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good														
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 5 - Mansard				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frpl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1880	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct: G11	Fact: .			Floor: M - Multi-Level				Totals	RMs: 8	BRs: 2	Baths: 1	HB: 1							
Const Mod:				% Own: 45.00000000															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %														
Prim Int Wall: 2 - Plaster				Functional:		%													
Sec Int Wall:	%			Economic:		%													
Partition: T - Typical				Special:		%													
Prim Floors: 4 - Carpet				Override:		%													
Sec Floors:	%			Total:	4.6 %														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY															
Subfloor:				Basic \$ / SQ: 295.00															
Bsmnt Gar:				Size Adj.: 1.35000002															
Electric: 3 - Typical				Const Adj.: 0.99970204															
Insulation: 2 - Typical				Adj \$ / SQ: 398.131															
Int vs Ext: S				Other Features: 81000															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 623255															
% Com Wall		% Sprinkled:		Depreciation: 28670															
				Deprecated Total: 594585															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 023.A-0005-0039.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N					Total Yard Items:				Total Special Features:							Total:			